

**17/19 San Marco Quays, Halls Head, WA, 6210**

Mandurah

**House For Sale**

Saturday, 17 August 2024

17/19 San Marco Quays, Halls Head, WA, 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Uninterrupted Panoramic Estuary Views in Superb Location!

This gorgeous 2 storey apartment has been renovated to the highest standard in a beautiful Hamptons Coastal style which will take your breath away. The attention to detail is amazing so there is absolutely nothing to do except move in and enjoy. It can even be bought walk in walk out with all the furniture if you wish.

Situated in one of Halls Heads most sought-after locations being on the water front with a gorgeous little beach and lawned area right in front and only a 200m walk over the old Mandurah Bridge into town. Tightly held in a secure, well maintained complex, so very safe for the owners and there are shops, medical facilities and cafes all within walking distance.

There is a jetty available if you have a boat so you can simply step on and go into town for lunch or dinner or go out to the ocean for a spot of fishing or have fun on the pristine estuary and canals.

Whether it's your full-time home or a place to escape it will be a dream come true to have the foreshore directly in front where the swans and dolphins come by on a daily basis. The active water view will keep you mesmerized for hours with boats and birds going past and the ever-changing weather.

The apartment entry is on the first floor and the stunning living area and kitchen is located on this level as well as a fancy built in cocktail bar! There are awesome views from these areas and the kitchen is well appointed with feature subway tiles, large stone central benchtop with breakfast bar, quality Fisher & Paykel appliances including dishwasher, overhead cupboards, double door fridge that remains, microwave recess and pantry.

The kitchen overlooks the living area with built in TV and surrounding cabinetry, a fanaway chandelier light/fan for extra air flow and vinyl plank flooring which spills out onto the balcony and takes in the water views. Being east facing it is very well protected all year round from the South West winds. However, this level has a remote-controlled blind to make the most of cooler days and a built in BBQ providing the perfect space for entertaining or relaxing. The stylish laundry which has floor to ceiling tiles, a large stone benchtop, feature basin, plenty of cupboards, under bench washing machine and third WC are also on this level.

Upstairs are all the bedrooms and the master suite boasts panoramic estuary views from its large balcony. It has tinted windows, triple built in robes, TV and built in cabinetry, fanaway ceiling fan and a luxurious ensuite with floor to ceiling tiles, modern vanity, hobless shower and WC.

The 2 minor bedrooms both have BIR's, ceiling fans and share a similar style luxury bathroom and there is a linen cupboard upstairs for storage.

There is even a loft upstairs which provides loads more storage and understairs storage.

Behind secure gates are two car parking bays, one is undercover, plus a storeroom close by.

Ducted R/C air-con upstairs, gas bayonet downstairs for heating and ceiling fans.

Solar panels 6.5kw

New electric storage HWS

Council rates: \$2,400pa (approx.)

Water rates: \$525pa (approx.)

Strata rates: \$1,094.38pq (approx.)

For more information call Alison Hobbs today on 0416 134 623 or come to our first home open this Sunday 7th July from 12-12.30pm.

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